

Trumbull High School Building Committee
MINUTES
September 22, 2010

Call to Order: The Vice-Chairman, Mr. Lemay called the meeting to order at 7:00 p.m.

Present Ms. Bivona, Mr. Chmielewski, Mr. Doyle (arrived at 7:05 p.m.), Ms. Flynn, Mr. Lemay, Mr. Meisner, Mr. Preusch, Mr. Ronnow (arrived at 7:47 p.m.) and Ms. Timpanelli.

Absent: Mr. McCabe, Mr. Nugent, Mr. Jenkins

Also Present: John Barbarotta of AFB, Stephen Burgess of JCJ, Brian Holmes of O&G, and Randy Swinford of O&G and Tom Walsh of AP Construction.

Approval of Minutes:

Moved by Ms. Flynn, seconded by Mr. Chmielewski to accept the September 8, 2010 meeting minutes as submitted

VOTE: Motion carried 5-0-2 (Abstentions: Lemay and Bivona)

Owner's Rep Update:

Mr. J. Barbarotta reported that Phase 1 is winding down; they have received the punch list from the architect; the curtains in the auditorium will be completely installed by tomorrow and the A/V system is in. AFB is waiting for the commissioning of lighting and sound system report. Training will be starting soon; the railings at ramps required by the Building Inspector required are currently being installed. The administration wing is well demo'd; the ductwork is being installed, and the underground (under the slab) plumbing is installed. They will start to take the roof next.

Construction Manager Report:

Mr. Swinford reviewed the summary data sheet with the building committee. They are down to the punch list items and what the Building Official ordered.

Ms. Flynn congratulated the professionals for a job well done; the project has come in on time, Mr. Meisner added that they also came in under budget.

Mr. Swinford stated that Phase 1 construction is 95% complete and Phase 2 construction is 8% complete. The duct-work at the administrative area is currently being installed and is currently laying out new walls; demo of the area is on-going. They plan to turn over the administrative area during Christmas break; if that date is set back they will turn over the area during February break. Mr. Doyle asked that if the turn over of the administrative area is set back would that affect a critical path of the project. Ms. Timpanelli stated there is concern that the FF&E would not be in time for the administrative area. Mr. Burgess explained that the complete FF&E package will be with state in October for approval, the anticipated; there is an anticipated two week time frame for the approval.

Mr. Meisner questioned the report O&G update which reads as the GMP as \$50 million, Mr. Holmes explained that the \$61 million GMP includes soft costs the \$50 million figure does not include soft costs.

Mr. Swinford explained that there are still contingencies in place. Mr. Swinford gave the building committee an overview of the PCO's.

Ms. Flynn moved, seconded by Ms. Bivona to approve PCO #34 in the amount of \$29,282 representing the sound equipment. The sound equipment had been approved at a previous meeting as a "not to exceed number" in the amount of \$29,500, the actual amount came in at \$29,282.

VOTE: Motion carried unanimously.

Ms. Timpanelli moved seconded by Ms. Bivona to approve PCO #36 in the amount of \$4,448 representing additional handrails required by the Building Official. The hand rail is on site but has not been painted to date. VOTE: Motion carried unanimously.

Moved by Ms. Bivona, seconded by Mr. Meisner to approve PCO #37 representing a (\$10,000) deduct/credit representing the covering on the roof.

Mr. Swinford explained that PCO #37 is a deduct/credit in the amount of (\$10,000) representing the covering on the roof, both DTC and AFB have looked at this item and agreed with the amount. Originally the deduct was \$14,000 but after review of the work, it was confirmed that some of the work still needed to be performed and was completed, which reduced the amount from \$14,000 to \$10,000.

VOTE: Motion carried unanimously.

Approval of Invoices:

Ms. Bivona moved, seconded by Mr. Doyle to approve the O&G application #14 through 08/31/10 dated 09/20/10 in the amount of \$2,983,439.

VOTE: Motion approved unanimously.

Ms. Flynn moved, seconded by Ms. Bivona to approve the AFB monthly invoice dated through 09/30/10.

VOTE: Motion carried unanimously.

Ms. Flynn moved, seconded by Ms. Timpanelli to approve the JCJ Invoice 23R in the amount of \$34,135.16.

VOTE: Motion carried unanimously.

Owner Contract Invoices:

Mr. J. Barbarotta reviewed the phone system previously approved at the 07/28/10 meeting; the actual amount came in at \$122,000. Mr. J. Barbarotta stated that he would bring the owner contract invoices to the next meeting with further information. The items represent items previously approved and are included in the project's budget. Mr. Swinford and the Building Committee members agreed.

Architect's Update:

Mr. Burgess reported that the landscape design, repaving and sidewalk work design will be presented at the next meeting as well as the photovoltaic panels. There had been a LEED's update meeting, and the team is very strong that the project will achieve LEED Silver.

Mr. Doyle requested 3 explanations for the roof top work:

1. The ROI (Return of Investment) on today's real cost of ownership against the ROI?
2. An explanation of the ROI extended by cost of ownership?
3. The real ROI, the hard and comprehensive ROI, not just the first year payback.

Mr. Meisner reported that the Town Council at their last meeting voted unanimously to proceed with a final design of the concession stand; this was a very encouraging outcome.

Mr. Burgess stated that O&G, AFB and JCJ have been working on the EdO-49R; the Ed Spec is being redone and has been approved by the BoE, all of the paperwork is with O&G, JCJ and the Superintendent of Schools electronically and with the State.

In response to a question from Mr. Preusch, Mr. Meisner stated that the Town Council has approved the concession stand conceptually, Mr. A. Barbarotta had stated that the conceptual design was approximately \$450,000 - \$500,000 and that there was some cushion in that estimate and may come in less. Overall the council was happier with the design including the combination of the old and the new concession stand and with the new entrance. The pergola design was not favored, the solid roof was preferred. Mr. Preusch stated that the architect now has what is necessary to work with a budget and design.

Ms. Bivona commended the support staff and custodial staff for a job well done during the renovation process. Mr. Lemay commended Ms. Timpanelli for a job well done noting all the additional responsibilities she has taken on during the renovation. Ms. Flynn added that she had received many compliments from residents who have seen the glass front entrance of the high school on Strobel Road. Ms. Timpanelli stated that the M-Wing teachers also should be commended, the M-Wing teachers only have praise for John Barbarotta and how he always gets what is necessary done.

Mr. Doyle suggested on-site meetings allowing for the first half hour of the meeting to include and update and tour of the project's progress. Ms. Timpanelli stated that she had booked the Senior Lounge for the rest of the year.

Mr. Doyle questioned if a plan had been looked at for the band storage vehicles on the side of the building. Ms. Timpanelli stated that when O&G is off-site that the storage vehicles may be able to be moved to where O&G is now. This has never been brought up with Music Director, Mr. Horton.

Mr. Meisner stated that he would like to see the transformer and oil tank screening included in the landscape plan.

(Mr. Ronnow arrived at 7:47 p.m.)

Mr. Burgess stated they were looking at a retaining wall for the transformer.

The Trumbull High School Building Committee agreed by unanimous consent that the next scheduled meeting would be on **Wednesday**, October 13, 2010 at 7:00 p.m. to be held at the Senior Lounge at the High School.

Upon motion made by Ms. Timpanelli, seconded by Mr. Ronnow, there being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 7:49 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk